

**Kentucky Board of Home Inspectors
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601-5405**

**Ray Sandbek, Chairman
Ralph J. Wirth, Vice Chairman**

**Board Meeting
February 7, 2006
9:00 am**

Minutes

Board Members Attending:

Ray Sandbek, Chairman
Ralph Wirth, Vice Chairman
William D. Bramble
Floyd Van Cook

James Forrest Cooper
Jo Gawthrop
David M. Green
Linda L. Swearingen
William J. Welty Sr.

Staff Attending:

Dawna King, Admin. Specialist III, BCE
David Reichert, General Counsel

Meeting Called to Order

Mr. Sandbek called the meeting to order.

Minutes

Previous minutes discussed. Mr. Green made motion to approve minutes. Mr. Cooper seconded motion. Motion carried, all concurred.

New Business

Board went over a flowchart on how a person can apply to get a Home Inspector's License. Detailed discussion. Mr. Wirth made a motion board extend statement of show experience as equivalency taken to let the board make decision based on applicant's information. Jo Gawthrop seconded motion. Motion carried, two opposed. Discussion on who is to give information to the public on how to obtain a Home Inspector License. Mr. Bramble made motion that the Chairman be in charge of giving this information to the public. Mr. Wirth seconded motion. Motion carried, all concurred.

Old Business

Board went over the Administrative Regulations 815 KAR 6:010, 020, 030 and 040. Discussed changes made at the last meeting. Mr. Wirth made a motion to adopt the changed Initial KY Home Inspector flowchart with a date of February 7, 2006 for the steps to obtain an initial home inspectors license. Mr. Welty seconded motion. Motion carried, all concurred. Discussion. Continued discussion on Administrative Regulations 815 KAR 6:010, 020, 030 and 040. Discussed changes and made changes. Detailed discussion on how to handle applicants when they fail to pass the National Test. Mr. Green made a motion that if the applicant fails the National Exam, they must wait 90 days to re-take the national exam. Mr. Wirth made a motion that if applicant fails national exam, the applicant cannot re-take the test until 14 days after the first exam. Mr. Green seconded the amended motion by Mr. Wirth. Discussion. Mr. Wirth amended his motion again to say that if the applicant fails the first National Exam they may re-take the test within 14 days, if they fail the seconded test the applicant may re-take the test within another 14 days, if they fail this test they must wait 30 days before he can re-take the test again. Motion carried, all concurred.

Revisited the discussion on the Initial KY Home Inspector Flowchart. Discussed Education Providers training courses. Education providers must be approved by this board. This will added to the Administrative Regulation Draft. Mr. Wirth made a motion to remove the motion from earlier concerning using experience as criteria for licensing. Ms. Gawthrop seconded motion. Motion carried, all concurred. Mr. Wirth made a motion to add a Subsection of the 815 KAR 6:010 giving board the power to approve any licensing training courses that are equivalent to older courses. Mr. Cooper seconded the motion. Motion carried, all concurred.

Discussion on the changes to the Application Instructions.

Break for Lunch

Revisited changes made to the Administrative Regulations. Discussion on bonds. Mr. Wirth made a motion to require a \$50,000 Bond. Ms. Gawthrop seconded the motion. Motion carried, all concurred.

More discussion on the Administrative Regulations. Ms. Gawthrop made a motion to approve the changes made to the regulations. Mr. Welty seconded the motion. Mr. Cook got the clarification on a Performance Bond to a Surety Bond. Board will require a \$50,000 Surety Bond. Motion carried, all concurred. Mr. Wirth made a motion to change the language from Performance to Surety Bond. Mr. Welty seconded motion, Motion carried, all concurred.

Mr. With made a motion that the Board Chairman or Vice Chairman has the authority to make any needed changes submitted to LRC. Mr. Welty seconded the motion. Motion carried, all concurred. Mr. Reichert will make the necessary changes to Administrative Regulations to submit to LRC.

Discussion on what will be discussed at the next meeting. Board will go over the Standards of Practice in detail and definitions. Detailed discussion how the board will handle complaints. Mr. Welty got clarification on the Education Providers as that they can now prepare their training courses.

Agenda for next meeting

Meeting will start at 9:00 am. Work Session: Standards of Practice; Definitions

Adjournment

Mr. Welty made a motion to adjourn the meeting. Mr. Cooper seconded the motion. Motion carried, all concurred. Meeting adjourned at 2:30 pm. Next meeting is scheduled for February 28, 2006 at 9:00 am in the Hearing Conference Room at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405.